

201-215 West Main Street -- Hubbard Building
209 W. Main St.
Madison
Jefferson County
Indiana

HABS No. IN-135 B

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IND,
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23-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, DC 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

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39-MAD,
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201-205 West Main Street -- Hubbard Building

HABS No. IN-135B

Location: 209 West Main Street, Madison, Jefferson County, Indiana

Present Owner: Frank Woodburn

Present Occupant: Frank Woodburn, Public Accountant, and American Medical Fund Raising, Inc.

Present Use: Office space

Significance: A mid nineteenth-century commercial structure, forming part of a cohesive row of commercial buildings.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Dates of erection: The available Tax Records for the City of Madison show a marked increase in the assessed value of lot 25, owned by Richard H. Hubbard, from \$8,000 in 1850 to \$10,000 in 1851. This increase probably indicates the construction date of this building. The cornices and window caps may also be an indication of these construction dates, as the designs used on this structure are exactly the same as those used on 213 West Main Street, which was built in 1853-1854 for Davidson and Driggs, tinsmiths and stove merchants. Davidson and Driggs are believed to have furnished the ornament for 213 West Main Street, and may have created the detailing for this structure as well.
2. Architect: Unknown.
3. Original and subsequent owners: The legal description of the property is part of lot 25 in the First Addition West to the City of Madison, being 17'-9" frontage on Main (Cross) Street. The following deed references may be located at the recorder's office in the Jefferson County Courthouse, Madison, Indiana:
 - 1827 Warranty Deed, dated April 14, 1827; recorded in Deed Book D, page 490 on April 16, 1827. John and Sarah Paul, Jacob and Rebecca Burnet and Lewis Davis, the original proprietors of the First Addition West to the Town (now City) of Madison, sold the title to the whole of lot 25 to Richard H. Hubbard for consideration of \$700.
 - 1863 Warranty Deed, dated August 24, 1863; recorded in Deed Book 21, page 470-471 on September 30, 1863. R. H. Hubbard, Executor of the estate of Richard H. Hubbard, sold the title to part of lot 25 Addition West, including "the fourth business house west of Cherry (now Central)

Avenue consisting of 17'-9" on the south side of Main Cross Street, being the house now occupied by James Green, tobacconist," to Festus L. Thompson in consideration of \$1225 bid at auction (two-thirds of appraised value). The auction was intended to settle the personal estate of Richard H. Hubbard, who died July 19, 1856.

- 1865 Warranty Deed, dated March 29, 1865; recorded in Deed Book 25, page 414 on April 1, 1865. Anna F. Thompson, widow of Festus L. Thompson, sold the property to George Koch for consideration of \$1700.
 - 1904 Decree of the Last Will and Testament, dated October 27, 1904; recorded in Will Book 1, page 493 on October 27, 1904. The Executors of the estate of George and Barbara Koch conveyed the property to Charles G. Shelke by request of the last will and testament of George Koch, who died on May 17, 1899. His wife Barbara died December 5, 1890, leaving her husband as their sole heir at law.
 - 1948 Warranty Deed, dated April 13, 1948. Anna M. Shelke, widow of Charles G. Shelke, sold the title of the property to Robert E. Lawson for \$1.00 and other valuable considerations. Charles G. Shelke died February 17, 1942, leaving his wife Anna as his heir at law. His will is recorded in Will Book 4, page 117.
 - 1948 Warranty Deed, dated May 8, 1948; recorded in Deed Book 114, page 299 on May 8, 1948. Robert E. Lawson sold the property to William P. Hilton for \$1.00 and other considerations.
 - 1949 Warranty Deed, dated June 9, 1949; recorded in Deed Book 115, page 488 on June 9, 1949. William P. and Evelyn Hilton sold the property to Gale Kloepper for \$1.00 and other considerations.
 - 1970 Warranty Deed, dated September 25, 1970; recorded in Deed Book 152, page 123 on September 25, 1970. Gale and Mary Kloepper sold the title to the property to Frank and Jean Woodburn for \$1.00 and other considerations.
4. Builders, suppliers, contractors, etc.: Unknown. It is believed that the firm of Davidson and Driggs provided the "tinware" (sheet-metal cornice and window hoods) for their building at 213 West Main Street in 1853-1854. Since the ornamentation of both structures is identical and of similar ages, it could be that Driggs and Davidson were the craftsmen for the ornament on this structure as well.

5. Original plans and construction: As with most commercial structures of the nineteenth century, the first-floor plan of this structure was originally a single open room for use as a commercial sales area, with the floors above being an open room as well, used for the storage of stock for the business below. The first floor today has been divided into three rooms for storage and office space. The second floor is divided up as well, having been used for apartment space at one time. The third floor remains one large open space.
 6. Alterations and additions: The offices of the first floor were created from the original open commercial salesroom around 1954, when the first floor was used as a real estate office. It is also at this time that a listing of an apartment upstairs is mentioned in the Madison directories, placing the alterations possibly between 1947 and 1954. The rear of the building was once outfitted with a double-decker porch facing south, and now enclosed. It could be that this porch was part of the original building and later enclosed around 1954. The present iron storefront of the structure is not original to the structure, and was probably installed ca. 1885-1895. The design of the storefront is very similar to many other iron storefronts in Madison, cast by the Madison Machine Co. during this period.
- B. Historical Context: Many commercial businesses have either owned or rented space in this building. Below is an annotated list of the different businesses that have operated in this structure, as shown in the Madison city directories:
- | | |
|------|---|
| 1865 | George Koch (December 12, 1822 - May 17, 1899) shoemaker, owned this building and used it for his cobbler shop from 1865 to 1899. |
| 1910 | J. Thompson, cigar store and pool room. |
| 1912 | E. B. Foster, pool room. |
| 1923 | W. H. Todd, and James M. Tyson, gift shop and watch repair. |
| 1939 | Madison Billiards, Walter McAdam, prop. |
| 1942 | W. H. Tewell and Sons. |
| 1954 | Porter and Storie, real estate. |
| 1966 | Frank Woodburn, public accountant and insurance. |

C. Sources of Information:

1. Primary and unpublished sources:

Tax Lists and Assessments of the City of Madison, Indiana, 1837-1875. These records are presently located in the basement of City Hall, Madison, Indiana.

2. Secondary and published sources:

Madison Daily Courier: July 19, 1856; December 5, 1890; May 17, 1899.

Prepared by: John Linn Hopkins
Project Historian
Summer 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This building, with others, forms a street facade of nineteenth-century commercial buildings.
2. Condition of fabric: Fair.

B. Description of Exterior:

1. Overall dimensions: This three-story building measures 17'-4" (three-bay front) x 77'-8".
2. Foundation: Stone.
3. Wall construction, finish and color: Common-bond brick, painted, with a cast-iron front on the first floor.
4. Structural system, framing: Load-bearing brick walls with wooden framing.
5. Chimneys: There is a brick chimney on the west wall near the rear of the building.
6. Openings:
 - a. Storefront: The main entrance is in the center of the north facade through a double doorway. On each side of the doorway is a trefoil cast-iron column with a simple base and acanthus leaves on the capital. There is a display window to the left

side. The two wooden-frame doors have a tall glass panel above a small wooden panel, wooden surrounds, metal sill and a transom above. To the right of the main entrance is a deeply recessed doorway leading to the stairway to the second floor. This doorway has wooden surrounds, a wooden-framed door with glass pane and a transom window above. There is a cast-iron pilaster on the face of the building at the right side of the recess and a matching one on the east edge of the building at the display window. The caps project, forming a bracket-like ornament, which support a modillioned cornice.

- b. Windows: Wooden windows on the second and third floors have two-over-two-light double-hung sash, with wooden surrounds and stone sills. Across the front these windows have metal hoods, supported by brackets, with an embellished keystone.

7. Roof:

- a. Shape, covering: The gable roof is slate-covered.
- b. Cornice, eaves: The projecting boxed metal cornice has paired brackets and modillions.

C. Description of Interior:

1. Floor plans:

- a. First floor: There are three rooms in a row.
- b. Second floor: The stair hall along the west side of the building leads into offices on the east side. In the rear office is a stairway to the third floor.
- c. Third floor: The third floor is one large room that is vacant and has a very low sloping ceiling.

2. Stairways: The wooden stairway in the storage room on the first floor is an open-string, bracketed stair. The quarter turn stairs have a molded hand rail and turned, wooden balusters. The stairway is blocked off at the second level. The wooden stairways to the second and third levels are enclosed.

3. Flooring: The wooden floors are covered with carpet and linoleum coverings.

4. Walls and ceiling finish: Plaster walls and ceilings. Some walls on the first floor have modern wood paneling and some walls on the second floor are wallpapered.

5. Doorways and doors: Wooden panel doors with wooden surrounds.
6. Mechanical equipment:
 - a. Heating: Modern heating and air conditioning.
 - b. Lighting: Modern lighting fixtures.
- D. Site: The building sits in a row of commercial structures.

Prepared by: John P. White
Project Supervisor
July 1978

PART III. PROJECT INFORMATION:

This project was undertaken by the Historic American Buildings Survey in cooperation with Historic Madison, Inc., and the Indiana Historical Society. Under the direction of John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect, the project was completed during the summer of 1978 at HABS field office, Madison, Indiana, by John P. White, Project Supervisor, (Associate Professor, Texas Tech University), John L. Hopkins, Project Historian (Skidmore College), and Student Architects Richard Berliner (Rhode Island School of Design), Jon Lourie (University of Maryland), Eric Swanson (Rensselaer Polytechnic Institute), and Peter Whitehead (State University of New York at Buffalo). The written data were edited by Alison K. Hoagland, HABS Historian, in December, 1984.

ADDENDUM TO:
201-215 WEST MAIN STREET
(Hubbard Building)
209 West Main Street
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